

CA20N
Z 1
-74T50

#35

#35

SUBMISSION OF THE TOWNSHIP OF TORONTO

TO

THE ROYAL COMMISSION ON

METROPOLITAN TORONTO

MARCH 18, 1964

The Corporation of the Township of Toronto is immediately adjacent to the western boundary of Metropolitan Toronto, having as its neighbours in Metropolitan Toronto, the municipalities of the Village of Long Branch and the Township of Etobicoke.

The Township of Toronto has an area of 69,272 acres as compared with Metropolitan Toronto's area of 157,192 acres. This means that the Township of Toronto is 44% of the area of Metropolitan Toronto as it is presently constituted.

The Township of Toronto does not intend, in this brief, to involve itself in any revised system of local government in the area presently under the control of the Municipality of Metropolitan Toronto, but desires to set out reasons why the Township of Toronto should not be included in any Metropolitan Toronto reorganization (except for planning purposes).

In order to show the major reasons for taking this position, it is necessary to give a short history of the recent development of the Township of Toronto, with the particular reference to the

administration of education.

Up to, and including the Second War years, the Township of Toronto was predominantly rural in character. In 1946 there were twenty-five (25) public school sections in the Township of Toronto, with the largest assessment being \$1,564,375.00 with a public school mill rate of 7 mills, and the smallest assessment being \$30,200.00 with a public school mill rate of 7 mills.

The highest mill rate in 1946 was in the Lake-view section of the Township. This section had a rate of 18.1 mills for public school purposes in 1946, and was the first indication in the Township, although probably not recognized at the time, of what happens when residential development not accompanied by industrial/commercial development proceeds in the municipality.

It would be worthwhile, at this point, to trace the mill rate and assessment picture of this school section from 1946 on.

administration of education.

up to, and including the school year, the

Township of Toronto was predominantly rural in char-

acter. In 1816 there were twenty-five (25) public

school sections in the Township of Toronto, with the

largest assessment being \$1,250,000 with a public

school mill rate of 7 mills, and the smallest assess-

ment being \$30,000 with a public school mill rate of

Digitized by the Internet Archive

in 2026 with funding from

University of Toronto

The history of the Township of Toronto was in the latter

part of the Township. This section had a

rate of 10.1 mills for public school purposes in

1860, and was the first addition to the Township.

Although probably not recognized at the time, of

the Township with residential development not being

known by industrial development purposes

in the Township.

It would be recalled, at this point, to recall

the mill rate and assessment picture of this school

<u>Year</u>	<u>Assessment</u>	<u>Public School Mill Rate</u>
1946	\$1,070,440.	18.1
1947	1,091,300.	25.7
1948	1,203,085.	32.4
1949	1,273,400.	36.9
1950	1,343,540.	46.3
1951	1,411,405.	67.8
1952	3,940,411.	40.6

The Township of Toronto has a reassessment for the 1952 taxation year which accounts in a large part for the increase in assessment and the corresponding reduction in mill rate.

During this same period in the Township, there was another of these school sections in the Clarkson area of the Township which had a large portion of industrial assessment. The history of the mill rates in this section from 1946 to 1952 is as follows:

<u>Year</u>	<u>Assessment</u>	<u>Public School Mill Rate</u>
1946	\$1,564,375.	7.
1947	1,649,960.	6.5
1948	2,003,320.	9.9

<u>Year</u>	<u>Assessment</u>	<u>Public School Mill Rate</u>
1949	\$2,069,550.	12.7
1950	2,194,225.	12.1
1951	2,243,825.	21.1
1952	3,411,840.	13.4

Reassessment for 1952 Taxation Year.

It can readily be seen from these mill rates of these two sections that there was a great variance in mill rates of the various public school sections in the Township of Toronto.

Realizing this variance, the Township of Toronto began discussions in 1951 to establish a Board of Education over the southern part of the Township, and in 1952 had a Private Bill passed by the Ontario Government establishing the South Peel Board of Education, which for public school purposes, covered roughly the southern half of the Township of Toronto. This Board came into effect for the 1953 taxation year, and resulted in a public school mill rate for that year of 22.9 which was a decrease of 17.7 mills from 1952 for school section 7, and an increase of

9.5 mills for school section 6. The establishment of this Board reduced the public school sections in the Township to 17, and the new Board started off with a total assessment of \$21,937,814.00, which had grown to \$79,353,930.00 for the 1963 taxation year.

The northern half of the Township, with the exception of the Malton Area, has remained mainly rural. In the Malton Area, effective for the 1952 taxation year, Township School Area No. 1 was formed, which combined two school sections under one Board. Effective for the 1956 taxation year this Township School Area absorbed 12 of the remaining Public School Sections, which left the Township of Toronto at the beginning of 1956 with the following public school administrative units:

The South Peel Board of Education - covering almost all of the south half of the Township.

Township School Area No. 1 - covering almost all the north half of the Township.

School Section No. 19 - union with the Town of Port Credit.

School Section No. 18 - union with the Town
of Streetsville.

School Section No. 10-W - union with Trafalgar
Township.

This last mentioned Section 10-W disappeared in
1960 being absorbed by Township School Area No. 1.

The Township of Toronto continued with this Public
School System up to the end of 1963.

The assessments and mill rates for the following
for some of the years in the 1953 to 1963 period,

1. The South Peel Board of Education
2. Township School Area No. 1
3. S. S. No. 18
4. S. S. No. 19, were as follows, in the above
order:

<u>1953</u>	<u>1956</u>	<u>1960</u>	<u>1963</u>
21,937,814.	34,160,821.	60,765,190.	79,353,930.
22.9	35.5	37.1	35.5
5,284,183.	15,760,847.	18,798,290.	21,085,710.
10.6	12.4	13.2	15.6
296,355.	247,968.	632,090.	716,230.
18.2	20.6	28.0	31.7
657,095.	760,740.	1,458,730.	1,972,240.
15.0	21.8	13.0	20.3

The total assessment for the Township of Toronto for the taxation year 1952 was \$24,858,628.00, and the population was 22,872. At that time, the assessment ratio was 69.62% Residential to 30.38% Commercial/Industrial. For the 1963 taxation year, the assessment had grown to \$109,919,390.00, and the population to 65,570 with the assessment ratio at 56.47% Residential to 43.53% Commercial/Industrial.

From 1953 to 1963 the two main public school administration units were the South Peel Board of Education and Township School Area No. 1, as has been already pointed out. These two had a large difference in mill rates for public school purposes which in 1963 were:

South Peel Board of Education	35.5
-------------------------------	------

Township School Area No. 1	15.6
----------------------------	------

One of the main reasons for this was the assessment ratios in each of these areas. While the total Township assessment ratio for 1963 was Residential 56.47% and Commercial/Industrial 43.53%, each of these school areas had the following assessment ratios for 1963:

South Peel Board of Education

Residential	63.30%
-------------	--------

Industrial/Commercial	36.70%
-----------------------	--------

Township School Area No. 1

Residential	29.83%
-------------	--------

Commercial	70.17%
------------	--------

Commencing in the year 1961, the Township Council embarked on a study of having one public school area in the Township, and as a result of these studies, determined that a Board of Education covering the whole Township should be established. During the year 1962, Council held several public meetings throughout the Township to explain the establishment of a Board of Education.

In 1963, a Private Bill was obtained which established a Board of Education for the Township of Toronto effective January 1, 1964. In addition to the usual provisions of adjustment of assets and liabilities, this Bill contains provision for spreading out the difference in mill rates over a ten (10) year period so that the increase to ratepayers in the

South East Board of Education

Residential	63.30%
Industrial/Commercial	36.70%
Township School Area No. 1	
Residential	50.83%
Commercial	49.17%

Commencing in the year 1961, the Township Council

undertook as a study of having one public school area in the Township, and as a result of these studies, determined that a Board of Education covering the whole Township should be established. During the year 1962, Council held several public meetings through out the Township to explain the establishment of a Board of Education.

In 1963, a survey Bill was obtained which established a Board of Education for the Township of Toronto effective January 1, 1964. In addition to the usual provisions of adjustment of rates and liabilities, this Bill contained provision for spending out the difference in mill rates over a ten (10) year period so that the increase in rates in the

T.S.A. No. 1 Area will be gradual over the 10 year period.

This Private Bill of 1963 established the Board of Education of the Township of Toronto which includes both Public and Secondary Education. In brief, the secondary education of the Township up until 1964, was covered by two administrative bodies, the southern half of the Township by the South Peel Board of Education, and the northern half by the Central Peel District High School Board, which covered all the remainder of the County of Peel with the exception of Port Credit.

Then, effective 1964, the Township of Toronto Board of Education covers the Township, Streetsville and Port Credit for High School Purposes, and only the Township for Public School Purposes. Since the difference in mill rates between the two high school units was small, there is no adjustment of rates provided for in the Private Bill.

The establishment of the Toronto Township Board of Education will assist in the orderly controlled development in the Township.

From the foregoing, the main point to be established, is that the Township of Toronto has been able to cope with its own problems as far as education is concerned. The South Peel Board of Education was effective from January 1, 1953 to December 31, 1963, when the Board of Education of the Township of Toronto took over. The South Peel Board of Education was in effect for a ten year period, and it is felt that the new Board of Education (which now covers the whole of the Township of Toronto) should be given a similar period of time in which to prove itself.

Assessment Ratios:

The development policy of the Township has been directed, among other things, to establishing and maintaining a proper assessment ratio. The assessment ratio for the 1952 taxation year was 69.62% Residential to 30.38% Commercial/Industrial, and for the 1964 taxation year is 57.03% Residential to 42.97% Industrial/Commercial. This points out the results of the Township of Toronto's development policy, and establishes an additional reason why the Township of Toronto

can continue independently from the Municipality of Metropolitan Toronto.

Services:

1. Water -

The Township of Toronto has its own water purification plant which draws water from Lake Ontario. This is a modern purification plant with a capacity of 12,000,000 gallons per day, and capable of being expanded on the present site up to a capacity of about 250,000,000 gallons per day. This plant may, by proper advance planning, be enlarged sufficiently to supply the requirements of an area larger than the Township of Toronto, and in fact, preliminary negotiations have been entered into with the following municipalities in the County of Peel: The Towns of Brampton, Port Credit and Streetsville and the Township of Chinguacousy.

2. Sanitary Sewage -

The policy has been established in the Township of Toronto to convey all of the sewage to Lake Ontario for treatment and disposal. Although certain facilities of a temporary nature may be necessary on streams

away from the Lake, always keeping in mind that eventually all sewage will be discharged into Lake Ontario.

The Township has four sewage treatment plants in the following locations:

1. Clarkson - discharging into Lake Ontario
2. Erindale - discharging into the Credit River
3. Malton - discharging into the Mimico Creek
4. Lakeview - discharging into Lake Ontario

The plant at Lakeview is presently being used by the Township of Toronto, the Town of Port Credit and Metropolitan Toronto.

An arrangement has been made with Metropolitan Toronto for the discharge of sewage from the Malton Area into the Metropolitan Trunk Sewers for treatment along with the Metropolitan Toronto sewage.

As is the case with water, the Lakeview Plant may, by proper advance planning, be enlarged sufficiently to supply the requirements of an area larger than the Township of Toronto, and in fact, preliminary

negotiations have been entered into with the following municipalities in the County of Peel: the Towns of Brampton, Port Credit and Streetsville, and the Township of Chinguacousy.

3. Planning -

(a) The following is based on the assumption that some form of Metropolitan Government is retained for the Toronto Area:

(1) The Township of Toronto has no objection to the principle of a "super" planning agency - similar to the present Metropolitan Toronto Planning Board - having jurisdiction over, and responsibility for, coordination of planning matters in Toronto and its fringe areas.

(2) The physical area of jurisdiction for this agency should be increased to include other rapidly urbanizing areas, such as Brampton and the southern part of Chinguacousy Township, which logically form part of the Fringe Area for planning matters.

(3) The relationship and responsibilities of this "super" agency to local planning boards and the

Department of Municipal Affairs should be examined to provide for a more streamlined and efficient system of handling day-to-day planning matters, with more emphasis on local autonomy in this regard.

(b) If amalgamation of the present thirteen Metropolitan Municipalities into one large municipality occurs, the theory of a "super" agency is still valid. Again the Metropolitan Toronto Planning Board could be the basis of the planning agency, but local difficulties may arise with regard to the relationship of the Fringe Areas to the large city complex, unless some special powers are provided, or joint planning agencies are formed.

(c) The Township of Toronto can adapt to either system, but in the case of (b) it may be more desirable to form the southern part of Peel County into a new planning agency, its relationship to and coordination with Toronto being maintained through the Department of Municipal Affairs, and as part of a joint planning agency.

Financial:

In the year 1963, the Township of Toronto had

its auditors, Gunn Roberts and Co. prepare a report on the Township of Toronto becoming a part of the Metropolitan Toronto System. In cooperation with the Township Assessment Commissioner, it was estimated by Gunn Roberts and Co. that had the Township of Toronto been part of the Metropolitan Toronto System in 1963, the Township's assessment would have been \$216,595,000.00 as opposed to the actual assessment of \$109,789,060.00. This is due to the different basis of assessment. Gunn Roberts and Co. estimated that the Township of Toronto would have been required to raise an additional \$1,095,283.00, had Toronto Township been one of the Area Municipalities of Metropolitan Toronto. This is pointed out to show that the ratepayers of the Township of Toronto would have to pay higher taxes without any indication of changes in services if it were part of the Metropolitan System. For the year 1963, it is estimated that the increase would have meant between \$25.00 and \$35.00 on the average assessment in the Township of Toronto.

General:

The Township of Toronto maintains that in its entirety it is a logical area to continue on its own.

In addition to the preliminary negotiations referred to under water and sewage, the Councils of the Town of Port Credit, the Town of Streetsville, and the Township of Toronto have authorized negotiations on amalgamation of the three municipalities. There have been no definite terms of reference set for these negotiations, and it is intended by the Township of Toronto that these negotiations will include all the aspects of amalgamation, and will formulate a detailed plan of eventual total amalgamation.

For the past few years, the Township of Toronto has been able to maintain a fairly even tax rate for general purposes and believes it can continue to do so because of its policies on controlled development.

The Township of Toronto is now in the position of being able to control its own capital financing requirements and is of the opinion that if it were

part of the Metropolitan Toronto System, that it would lose this very important part of its overall planning.

The Township of Toronto is also by advance planning and negotiations with its neighbours, providing for the possibility of joint services.

Summary:

The Township of Toronto maintains that all its past and present planning must be allowed to continue for the whole of the Township as it now exists without any part or parts being severed. It also maintains, that it can control its own development in a manner that will be to the advantage of the area as a whole.

The Township of Toronto is agreeable to, and recognizes the necessity of being part of a properly designated Planning Area.

The Township of Toronto believes that it is most important that no part of the Township of Toronto be severed, and added to the Metropolitan Toronto System,

and that serious consideration ~~must~~ be given to
allowing the Township of Toronto to continue with
its plans.

All of which is respectfully submitted.

THE CORPORATION OF THE TOWNSHIP OF TORONTO

"RW Spuck"
Reeve

CERTIFIED A TRUE COPY

Summisse
CLERK

